Addendum #01 for RFB #918604-01

Project Name: DHS CC Strategic Space Planning Hoover 3rd Floor Dept of Admin Services

DAS RFB #: 918604-01

DAS Project #: 9186.04

Date: September 11, 2024

Addendum #1:

The original Project Manual and Drawings for the project noted above are amended as noted in this Addendum. Included in this Addendum are Specification, Architectural, & Engineering items.

Please review all sheets and incorporate them into your set of Contract Documents.

The receipt of this Addendum shall be acknowledged by inserting its number and date in the space provided on the Bid Form.

This Addendum consists of:

General Items:

1. Questions Received from contractors (2 Pages)
2. Clarifications on Drawing Sheet A-601 (1 Page)
3. Meeting Minutes: RFP Pre-Proposal Meeting held on 2/27/2024 (10 Pages)
4. 003126 - Existing Hazardous Material Information (31 Pages)

Modifications to the Project Manual:

1. Modifications of Bid Package #02 – Section 2d to read: This contractor shall be responsible for the removal, salvage, and turnover to the Owner, or for reinstallation, of electrical and low voltage items as identified on the project drawings. This shall include, but not be limited to:
    1) Existing tombstones
    2) Lights
    3) Controls
    4) **(4) Cameras – Three in open office H370 and one by door #H359.**
2. Modifications to Bid Package #03 – Section 4a to read: This Contractor is responsible for the complete plumbing scope of work on this project **to include fire sprinklers.**
3. Modifications (addition) to Bid Package #03 – Section 2i to read: **Contractor shall be responsible for any demolition required to complete this bid packages scope to include ceiling demo. This will include the reinstallation and finishing of these areas back to their original condition.**
4. Modifications to Bid Package #04 – Section 1d to read: This contractor shall install steel caps over abandoned electrical and low voltage floor penetrations then they must be slugged full of group. Steel caps to be provided by this bid package. Owner will provide product information to selected contractor.
5. Removal of spec section 23 0800 – Commissioning of HVAC
6. Modify Table of Contents Division 06 – Section B. 06 4100 – Architectural Wood Casework

7. Add specification section to Table of Contents Division 07 – Section A. 07 9200.02 – Interior Joint Sealants

Questions and Answers:

Q1. Are fire sprinklers included in the mechanical scope?

A1. Yes, all the plumbing will be included in (Bid Package #03 – Mechanical and Plumbing) to included fire sprinkler modifications.

Q2. Is it known where all the hydronic zoning valves are?

A2. There is a single hydronic zone running through the area that this project entails. The valve controlling this zone is located by the elevator shafts on this floor. Contractor to verify exact location. Existing drawings will be made available to the selected contract.

Q3. Is commissioning included in the project?

A3. No, Commissioning will not be included in this scope.

Q4. Are there any costs associated with background checks?

A4. Some means of background checks may require a fee. Any fees associated with the background checks will be the responsibility of the contractor.

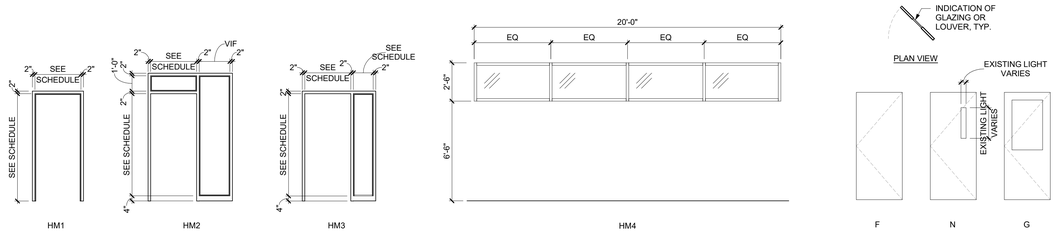
Q6. What is the estimated project budget for Bid Package #01 – General Construction?

A6. The estimated cost of Bid Package #01 - General Construction is $140,000.

Q5. What is the estimated cost of Bid Package #04 – Flooring?

A5. The estimated value for Bid Package #04 – Flooring is $106,500.00.

TB Version 16.3

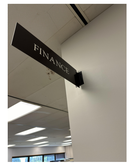


FRAME TYPES

1/4" = 1'-0"

DOOR TYPES

1/4" = 1'-0"



* EXISTING DIRECTIONAL, INFORMATIONAL, AND ROOM SIGNAGE TO BE REMOVED, SALVAGED, & REINSTALLED, TYP. SEE PHOTO ABOVE FOR REFERENCE.

* NEW SIGNAGE TO MATCH EXISTING (MATERIAL, SIZE, FONT, ETC). SEE PHOTO ABOVE FOR REFERENCE.

ROOM FINISH SCHEDULE

ROOM No.	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	SPECIALTY WALL FINISH	CEILING FINISH	NOTES
H340	OPEN OFFICE	CPT-1 / TILE-1	RB-1	PNT-1	PNT-2 - SEE B1/AF-103	EXISTING MTL PANEL (PNT-4) / PNT-1 GYP SOFFIT / EXISTING WOOD CEILING	RES-1 IN KITCHENETTE AS SHOWN ON AF-103 EXISTING WOOD CEILING IN KITCHNETTE
H342	OFFICE	CPT-1	RB-1	PNT-1		EXISTING MTL PANEL (PNT-4) / PNT-1 GYP SOFFIT	
H344	OFFICE	CPT-1	RB-1	PNT-1		EXISTING MTL PANEL (PNT-4)	
H346	OFFICE	CPT-1	RB-1	PNT-1		EXISTING MTL PANEL (PNT-4)	
H348	ELEC	CPT-1	RB-1	PNT-1		EXISTING MTL PANEL (PNT-4)	
H350	COMM	CPT-1	RB-1	PNT-1		EXISTING MTL PANEL (PNT-4)	
H352	OPEN OFFICE	CPT-1	RB-1	PNT-1	PNT-2 - SEE B1/AF-103	EXISTING MTL PANEL (PNT-4)	
H353	CORRIDOR	CPT-1	RB-1	PNT-1		EXISTING MTL PANEL (PNT-4)	
H354	OPEN OFFICE	CPT-1	RB-1	PNT-1		EXISTING MTL PANEL (PNT-4)	
H359	CORRIDOR	CPT-1	RB-1	PNT-1		EXISTING MTL PANEL (PNT-4)	
H360	OPEN OFFICE	CPT-1	RB-1	PNT-1	PNT-2 - SEE B1/AF-103	EXISTING MTL PANEL (PNT-4)	
H361	ELEC	CPT-1	RB-1	PNT-1		EXISTING MTL PANEL (PNT-4)	
H362	CONFERENCE ROOM	CPT-1	RB-1	PNT-1		EXISTING MTL PANEL (PNT-4)	
H363	COMM	CPT-1	RB-1	PNT-1		EXISTING MTL PANEL (PNT-4)	
H364	CONFERENCE ROOM	CPT-1	RB-1	PNT-1		EXISTING MTL PANEL (PNT-4)	
H365	STOR	CPT-1	RB-1	PNT-1		EXISTING MTL PANEL (PNT-4)	
H366	CONFERENCE ROOM	CPT-1	RB-1	PNT-1		EXISTING MTL PANEL (PNT-4)	
H368	OFFICE	CPT-1	RB-1	PNT-1		EXISTING MTL PANEL (PNT-4)	
H370	OPEN OFFICE	CPT-1	RB-1	PNT-1		EXISTING MTL PANEL (PNT-4) / PNT-1 GYP SOFFIT	
H372	OFFICE	CPT-1	RB-1	PNT-1		EXISTING MTL PANEL (PNT-4) / PNT-1 GYP SOFFIT	
H374	CONFERENCE ROOM	CPT-1	RB-1	PNT-1		EXISTING MTL PANEL (PNT-4) / PNT-1 GYP SOFFIT	

01 ADD

DOOR SCHEDULE

No.	ROOM	DOOR SIZE WIDTH	HEIGHT	DOOR TYPE	MAT	FINISH	GLAZE	FRAME TYPE	MAT	FINISH	GLAZE	CARD READER	Existing	NOTES
H319-A	OPEN OFFICE	3'-0"	7'-0"	F	WD	ST		HM1	HM	PT-3			Yes	1,3
H340	OPEN OFFICE	3'-0"	7'-0"	F	WD	ST		HM1	HM	PT-3			Yes	1,3
H342	OFFICE	3'-0"	7'-0"	F	WD	ST		HM1	HM	PT-3			Yes	1,3
H344	OFFICE	3'-0"	7'-0"	F	WD	ST		HM1	HM	PT-3			Yes	1,3
H346	OFFICE	3'-0"	7'-0"	F	WD	ST		HM3	HM	PT-3	2'-0" SIDE LIGHT		No	2,3,4
H348	ELEC	6'-0"	7'-0"	F	WD	ST		HM1	HM	PT-3			Yes	1,3
H350	COMM	6'-0"	7'-0"	F	WD	ST		HM1	HM	PT-3			Yes	1,3
H352	OPEN OFFICE	3'-0"	7'-0"	F	WD	ST		HM1	HM	PT-3			Yes	1,3
H352-A	OPEN OFFICE	3'-0"	7'-0"	F	WD	ST		HM1	HM	PT-3			No	2,3,4
H353	OPEN OFFICE	3'-0"	7'-0"	N	WD	ST	YES	HM2	HM	PT-3		YES	Yes	1,3
H359	OPEN OFFICE	3'-0"	7'-0"	F	WD	ST		HM2	HM	PT-3		YES	Yes	1,3
H359-A	OPEN OFFICE	4'-0"	7'-0"	N	WD	ST	YES	HM2	HM	PT-3		YES	Yes	1,3
H360	OPEN OFFICE	3'-6"	7'-0"	G	WD	ST	YES	HM1	HM	PT-3	HALF GLASS CUTOUT		Yes	1,3
H360-A	OPEN OFFICE	3'-6"	7'-0"	N	WD	ST	YES	HM1	HM	PT-3			Yes	1,3
H361	ELEC	6'-0"	7'-0"	F	WD	ST		HM1	HM	PT-3			Yes	1,3
H362	CONFERENCE ROOM	3'-0"	7'-0"	F	WD	ST		HM3	HM	PT-3	2'-0" SIDE LIGHT		No	2,3,4
H363	COMM	6'-0"	7'-0"	F	WD	ST		HM1	HM	PT-3			Yes	1,3
H364	CONFERENCE ROOM	3'-0"	7'-0"	F	WD	ST		HM3	HM	PT-3	2'-0" SIDE LIGHT		No	2,3,4
H365	STOR	3'-0"	7'-0"	F	WD	ST		HM1	HM	PT-3			Yes	1,3
H366	CONFERENCE ROOM	3'-0"	7'-0"	F	WD	ST		HM3	HM	PT-3	2'-0" SIDE LIGHT		No	2,3,4
H368	OFFICE	3'-0"	7'-0"	F	WD	ST		HM3	HM	PT-3	2'-0" SIDE LIGHT		No	2,3,4
H372	OFFICE	3'-0"	7'-0"	F	WD	ST		HM3	HM	PT-3	2'-0" SIDE LIGHT		No	2,3,4
H374	CONFERENCE ROOM	3'-0"	7'-0"	F	WD	ST		HM3	HM	PT-3	2'-0" SIDE LIGHT		No	2,3,4

DOOR SCHEDULE NOTES

1. ALL EXISTING SIGNAGE ON DOORS OR FRAMES TO BE PROTECTED DURING PAINTING AND / OR REMOVED AND REINSTALLED IN THEIR ORIGINAL LOCATION UNLESS NOTED OTHERWISE.
2. INSTALL NEW DOOR NUMBER SIGNAGE ON FRAME.
3. ALL DOOR FRAMES TO BE PAINTED.
4. NEW DOOR HARDWARE TO MATCH EXISTING BRONZE FINISH.

NEW WORK TO BE COMPLETED

01 ADD

DOOR 360-A GLASS CUTOUT FOR REFERENCE ONLY

ARCHITECT OF RECORD

Neumann Monson Architects

221 East College Street | Suite 303
Iowa City, Iowa 52240
319.338.7878

111 East Grand Avenue | Suite 105
Des Moines, Iowa 50309
515.339.7800

CONSULTANTS

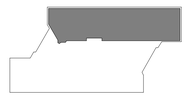
KCL Engineering

MEP
300 4th St.
West Des Moines, IA 50265
515.724.7938

NEUMANN MONSON ARCHITECTS

PROJECT NAME

9186.04 - DHS CC STRATEGIC SPACE PLANNING HOOVER 3RD FLOOR DEPT OF ADMIN SERVICES



KEY PLAN

ALL ARCH SHEETS TO BE PRINTED IN COLOR

OWNER

STATE OF IOWA
RFB No. 918604-01
DAS No. 9186.04

PROJECT NO. 24.048

ISSUE

DATE	DESCRIPTION
07/17/2024	50% CONSTRUCTION DOCUMENTS
08/09/2024	95% CONSTRUCTION DOCUMENTS
08/22/2024	100% CONSTRUCTION DOCUMENTS
09/10/2024	ADDENDUM No. 1

SHEET NAME

DOOR SCHEDULES, ROOM FINISH SCHEDULES

SHEET NUMBER

A-601

State of Iowa - Department of Administrative Services
109 SE 13th St.
Des Moines, Iowa 50319
P: (515) 281-7260

Project: 9186.04 DHS CC Strategic Space Planning
Hoover 3rd Floor Dept of Admin Services
1305 East Walnut Street
Des Moines, Iowa 50319

RFB 918604-01 Pre-Bid Minutes: Meeting #1

Meeting Date	Sep 6, 2024	**Meeting Time**	2:30 PM - 3:30 PM Central Time (US & Canada)
Meeting Location	1305 East Walnut Street Des Moines, Iowa 50319	**Video Conferencing Link**	https://teams.microsoft.com/l/meetup-join/19%3ameeting_YmExOWM1YmMtMWVmMS00MGQ4LWIxYmUtMDI2ZGE3ODMwYjNl%40thread.v2/0?context=%7b%22Tid%22%3a%2253f2f9ee-ba23-4c21-ac85-5776fb004a49%22%2c%22Oid%22%3a%2225d7c00d-f30a-4397-acfe-752a9c17700b%22%7d
Overview	Meeting to allow prospective bidders to visit the site, when possible, and learn more about the project.		
Notes			
Attachments	RFB 918604-01 Attendees.pdf		

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Barbara Bendon	DAS Space Management & Leasing Division	P: (515) 281-8887	barbara.bendon@iowa.gov	Present
Jarrad Boever	DCI Group	P: (515) 244-5043	jarradb@dcigroup-us.com	Present
Michael Steen	DCI Group	P: (515) 244-5043	michaels@dcigroup-us.com	For Distribution Only
Eric Neuhaus	Neumann Monson PC	P: (515) 393-5340	eneuhaus@neumannmonson.com	Present
Brian Warthen	Neumann Monson PC	P: (515) 393-5333	bwarthen@neumannmonson.com	Present
Jennie Elliott	State of Iowa - Department of Administrative Services		jennie.elliott@iowa.gov	Present

Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open

Description
Department of Administrative Services (DAS)

- Jennie Elliott - Owners Rep.
- Barb Bendon - Bureau Chief, Space Management & Leasing

Construction Manager - DCI Group

- Michael Steen - VP
- Jarrad Boever - Project Manager

Designer - Neumann Monson

- Brian Warthen - Associate Principal
- Lyndley Kent - Principal

- Eric Neuhaus - Architect

Official Documented Meeting Minutes
Also, in attendance:

RFB 918604-01	DHS CC Strategic Space Planning Hoover 3rd Floor Dept of Admin Services		6-Sep-24
Name	Company Name	Email	Phone #
Jim Davis	Waldinger	jdavis@waldinger.com	515-208-9547
Jason Benshoof	Air-Con	jbenshoof@aircommechanical.com	515-205-5703
CJ Kading	GTG Companies	cj@gtgcompanies.com	515-229-9268
Doug Gulay	Corn States	dougg@cornstates.com	515-669-7961
Chris Shaffer	Trinity Construction	chriss@trinity-construction.com	515-418-3989
Joshua Koder	Iowa Demo	josh.koder@iowademolition.com	515-204-8349
Chuck Steeples	Selective Demolition	crs.sdsofiowa@gmail.com	515-901-4072
Jason Mastin	Iowa Demo	jason.mastin@iowademolition.com	515-418-4053
Bill Olson	Ralph N Smith	bill@ralphnsmithinc.com	515-288-6741
Tanner Weatherman	Keystone Construction	tanner.weatherman@keystone.cs.com	515-460-1683
Michael Munro	Munro Constrcuction	michael@munroconstruction.com	515-202-5904
David Dominguez	Apregem Construction	david@apregem.com	515-218-5716

Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Project Description				Open

Description
Renovations on the 3rd floor.

- **BID PACKAGE INSTRUCTIONS**

1. **Bid Package #01** – General Construction: Trade Contractor shall include all of the following, but not limited to, as part of the contract:
    1. Temporary Construction
        1. When construction may impact occupied areas this contractor shall install, maintain, and remove a temporary partition separating the construction area from the general public. Temporary walls may be constructed with a ZipWall or similar system with two means of egress. Coordinate with the Construction Manager on temporary wall and exit locations.
        2. The contractor is responsible for signage as needed to maintain life safety while temporary partitions are in place.
    2. Demolition
        1. This Contractor shall, in cooperation with the Construction Manager, fully inspect and record existing conditions of existing construction to remain BEFORE demolition or removal begins. Documentation of existing conditions shall be submitted to the construction manager prior to the start of work. Any damage not previously identified and recorded will be replaced and/or repaired by this contractor at this contractor's expense.
        2. Prior to the start of demolition, this bid package shall coordinate a meeting with DCI Group, the State, and bid packages 2 and 3 to review existing systems to remain and systems that will remain live during demolition.
        3. Contractor shall coordinate with other Bid Package Contractors prior to the start of demolition to ensure salvaged items have been removed and area has been de-energized.
        4. This contractor shall be responsible for providing dumpster service for all bid packages.

5. Contractor is responsible for complete demolition scope per the contract documents including, but not limited to, overhead coiling door, mailboxes, interior window (between open office H360 and open office H370), raised floor and ramp (open office H370), laminate tile, carpet, wood shelf (corridor of H359), chair rails, wallpaper, countertops, casework, fire extinguisher cabinet, ceiling, and mail slots (save for reinstall). The following will be removed by others:
    - Bid Package #02: Electrical - lighting, outlets, wiring, tombstones, doghouses, floor tray penetration caps, underfloor smoke detectors/panel.
    - Bid Package #02: Low-Voltage - outlets, wiring, tombstones, doghouses, lighting controls, access controls, and control wiring
    - Bid Package #03: Mechanical - duct, dampers, actuators, grilles, diffusers
    - Bid Package #03: Controls - thermostats and control wiring
6. Wall Framing and Finishes
    1. This contractor shall be responsible for all new framing, mullion mate, insulation, drywall, and finishing. This includes above ceiling supports where necessary to adequately support walls that do not extend to the deck. The contractor shall install control joints in new walls at door frames on both sides.
    2. Contractor shall be responsible for the removal, modification, and replacement of the existing vented ceiling panels where required for new installations. Contractor shall take care in modification of existing panels to ensure penetrations / cuts will be covered by drywall installation.
    3. Provide inwall blocking at all walls for all cabinets, shelving, and owner supplied Verify locations with the construction manager prior to install. Blocking in existing walls shall include drywall removal and patching.
    4. Contractor shall be responsible for all miscellaneous drywall repairs / patching.
    5. Contractor shall anticipate patching where vinyl base has been removed to provide a smooth and consistent wall finish.
    6. This contractor shall provide and install all corner guards.
7. Casework
    1. This contractor shall be responsible for the procurement and installation of all new casework and countertops.
8. Doors and Hardware
    1. The contractor is responsible for the complete door and hardware scope (Frames procured by owner). The contractor will be responsible for accepting, unloading and installing frames / clerestory.
    2. This contractor shall coordinate a door hardware meeting with the door and hardware supplier, installer, DCI Group, Neumann Monson Architects, and the State of Iowa during the submittal phase.
    3. The contractor shall include one return visit during the 11-month warranty period, and at the Owner’s request, to review all doors installed by this bid package and adjust any doors not closing or locking properly.
    4. This contractor shall be responsible for providing and installing all door This shall include, but not be limited to, door stops, astragals, silencers, closers, door position switches, kickplates, request to exit sensors, door mounted coat hooks, and coordinators.
    5. This contractor shall provide and install temporary frame spreaders. This Contractor will be responsible for anchoring wall framing to the hollow metal frames and verifying hollow metal frames remain plumb, level, and square after drywall is installed and before doors are installed.
    6. This contractor shall be responsible for painting all door frames to include existing and new.
    7. This contractor shall be responsible for providing glazing for all doors, frames and clerestory.
9. Painting and Joint Sealants
    1. Contractor is responsible for the complete painting scope of work per the contract This shall include, but not be limited to, painting of ceiling, drywall, door frames, clerestory frames, paintable sealants, and casework reveals.
    2. Contractor is responsible for all sealant at transitions between a painted surface

and dissimilar material. This shall include, but not be limited to, door and window frames, casework, countertops, access panels, and fire extinguisher cabinets.
3. Provide all touch-ups of minor damage or marred surfaces.
4. Contractor shall anticipate multiple mobilizations into spaces to prime coat, 1st coat, and final coat walls and ceilings. The final coat shall not be applied until prior written approval by the Construction Manager.
5. This Contractor is to protect adjacent surfaces from one's work. This Contractor will be responsible for removing and cleaning any unintentional paint, stain, and finish from adjacent surfaces. This includes concrete floors.
6. Install acoustical accessories and sealants at drywall/stud/track intersections with deck, floors or walls where required.

10. Ceilings

    1. Contractor shall be responsible for the installation of all ceilings, including acoustical ceilings, drywall lids, bulkheads, and soffits.
    2. This contractor shall be responsible for the ceiling modifications to the existing ceilings to accommodate new construction. This shall include selective demolition and patching of the grid and new ceiling tiles to match existing in the area of work. Contractor shall include the replacement of 50 ceiling panels, provided by owner, outside of what could be anticipated needing relocated from the construction drawings.
    3. Provide all fasteners, trim pieces, and grid wires as required to complete this scope of work including support of light fixtures.
    4. Perimeter grid to be tight to wall; if a gap exists, it is the responsibility of this Contractor to fill the gap, so as to be aesthetically pleasing.
    5. Contractor shall remove all marks left by clamps on the ceiling grid or provide clamps that will not mark the grid.
    6. Minimize laps in the grid and place in discrete locations on main runners.
    7. Where equipment is installed on ceiling tiles, it will be the responsibility of the contractor installing the equipment to mount it in the ceiling tile. It shall be the responsibility of Bid Package #01 to provide ceiling tile to other trades for install.

11. Signage

    1. Contractor shall provide and install signage per contract documents. Coordinate message with Owner during submittal process.
    2. All code required signage shall be provided and installed by this bid package

1. **Bid Package #02** – Electrical and Low Voltage: Trade Contractor shall include all of the following, but not limited to, as part of the contract:

    1. General

        1. This contractor shall mark all new walls with red paint on the studs when in-wall rough-ins by this package are complete and ready for drywall.
        2. Prior to the start of demolition, this bid package shall participate in a meeting with DCI Group, the State, and bid packages 1 and 3 to review existing systems to remain and systems that will remain live during demolition.
        3. This contractor shall be responsible for OSHA compliant lighting levels in all areas of work. Existing light fixtures may be utilized for construction lighting.
        4. This Contractor shall be responsible for all core drilling required for this scope of Core drill locations shall be submitted to Architect/Engineer for approval prior to proceeding with work. This shall include exact dimensional locations as well as sizes.
        5. Contractor shall coordinate with the construction manager and furniture provider on the layout of furniture and floor boxes to confirm locations prior to install.
        6. Contractor to swap out all smoke heads (save for reinstall) to heat heads during construction in the affected areas. This shall include coordination with fire alarm monitoring company, DCI and owner. The contractor shall provide personnel for fire alarm panel monitoring while system is in bypass. The personnel monitoring panel will need to undergo up to 30 minutes of training with DAS personnel. The contractor will also be responsible for the reinstallation of the smoke heads at the end of the project. Heat heads to be turned over to the owner.

2. Demolition

    1. Contractor is responsible for demolition of all electrical, data, and fire alarm equipment including devices, panels, wiring and conduit.
    2. It shall be the responsibility of this contractor to disconnect and make safe all electrical and low voltage that may be impacted by demolition activities. Utilities that must remain in place to serve systems to remain, required for construction, or required for life safety shall be clearly marked and reviewed with the demolition contractor prior to the start of demolition activities. Notify the Construction Manager when areas are ready so the demolition crews can begin.
    3. All utilities to be abandoned in place shall be clearly marked on contractor's as-built documentation to be turned over at the end of the project.
    4. This contractor shall be responsible for the removal, salvage, and turnover to the Owner, or for reinstallation, of electrical and low voltage items as identified on the project drawings. This shall include, but not be limited to:

        - Existing tombstones
        - Lights
        - Controls

    5. This contractor shall be responsible for the complete removal of wiring under the raised floor to include the underfloor smoke detection system and panel.
    6. This contractor shall be responsible for coordinating with the owner the removal of associated electrical connections for furniture and furniture walls.

3. Electrical

    1. Contractor is responsible for all electrical, data and life safety scope including, but not limited to, new electrical, switches, overrides, panels, breakers, receptacles, fire alarm devices, and data wiring.
    2. Contractor shall be aware that any shutdowns to systems that will affect occupied spaces may need to be conducted during non-business hours. No additional compensation will be considered for this off hours work.
    3. This contractor shall be responsible for obtaining an electrical permit for work performed by this bid package. Copies of permit requests, inspections reports, and closed permits shall be provided to the Construction Manager.
    4. At the start of construction, this contractor shall review all panel locations to verify room for installation and code required clearances. Any discrepancies shall be brought the construction manager and designer immediately.
    5. Where electrical or low voltage devices are shown to be salvaged and reinstalled, it shall be the responsibility of this contractor.
    6. This contractor shall be responsible for providing pathways, circuiting, and power connections to all mechanical and electrical equipment. This contractor shall coordinate with the trades providing the equipment and with the approved
    7. Contractor will be responsible for lighting and lighting controls.
    8. Contractor is responsible for the installation of Owner provided furniture
       Coordinate locations and requirements with Owner.
    9. This contractor shall provide and install power to all mechanical equipment
    10. Contractor shall be required to label all electrical receptacles per Owner's labeling Coordinate with Owner on requirements.
    11. This Contractor shall wire all integral disconnects/starters for Mechanical
        The Mechanical Contractor shall provide all integral
        disconnects/starters for mechanical equipment.
    12. This Contractor shall provide and install all non-integral disconnects for mechanical

4. Low Voltage

    1. This contractor shall be responsible for all low voltage and technology installations including, but not limited to data cabling and cabling pathways.
    2. Termination, testing and labeling of low voltage to be done by (ICN). Contractor will be responsible to coordinate with owner, construction manager and ICN.
    3. This contractor shall be responsible for bringing all new cabling into IT closets and clearly labeling cabling for Owner connection to Owner provided patch panels. Cabling shall be neatly coiled into IT closets with sufficient slack for Owner Contractor shall coordinate with Owner on labeling and slack
       requirements.
    4. Contractor shall be required to label all data receptacles per Owner's labeling Coordinate with Owner on requirements.

5. Audio & Visual

1. This contractor shall be responsible for pathways, junction boxes, and back boxes for all audio and visual technologies. Audio and visual equipment will be provided and installed by Owner.

1. **Alternate #01 –** Sound Masking: Trade Contractor shall include all of the following, but not limited to, as part of the contract:
    1. This contractor shall be responsible for the complete scope for the sound masking
    2. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
    3. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
    4. Execute accepted alternates under the same conditions as other work of the Contract

1. **Bid Package #03** – Mechanical and Plumbing: Trade Contractor shall include all of the following, but not limited to, as part of the contract:
    1. General
        1. Prior to the start of demolition, this bid package shall participate in a meeting with DCI Group, the State, and bid packages 1 and 2 to review existing systems to remain and systems that will remain live during demolition.
        2. Any penetrations created by this contractor, whether from demolition of existing systems or installation of new, shall be sealed by this contractor to match adjacent surface and rating. This shall include penetrations that remain from the demolition of through floor or through wall piping, duct, or pathways.
        3. All piping and duct to be installed as high above ceiling as possible. Access to all equipment must be maintained to allow for routine maintenance – i.e. access hatches and replacement of filters must be maintained with as little interference as
        4. This Contractor shall be responsible for all core drilling required for this scope of Core drill locations shall be submitted to Architect/Engineer for approval prior to proceeding with work. This shall include exact dimensional locations as well as sizes.
    2. Demolition
        1. Contractor is responsible for complete disconnect and removal of all mechanical and plumbing systems called to be removed or abandoned.
        2. It shall be the responsibility of this contractor to disconnect and make safe all mechanical and plumbing that may be impacted by demolition activities. Existing plumbing shall be drained of water prior to the start of demolition activities excluding utilities that must remain active to maintain existing systems to remain active or for life safety.
        3. All plumbing shall be capped either permanently or temporarily until ready for new
        4. Utilities that must remain in place to serve systems to remain, required for construction, or required for life safety shall be clearly marked and reviewed with the demolition contractor prior to the start of demolition activities.
        5. Contractor shall seal any duct openings that are created during the removal of existing ductwork.
        6. All utilities to be abandoned in place shall be clearly marked on contractor’s as- built documentation to be turned over at the end of the project.
        7. Contractor shall ensure sufficient systems remain in place to provide temporary cooling, heating, and dehumidification to all spaces. Any controls reprogramming required for temporary measures shall be included. Any openings, existing or created by construction that could result in dust infiltration into the mechanical systems shall be sealed or covered with construction filters. Construction filters shall be replaced at a minimum weekly or as needed. This contractor shall provide a plan for temporary conditioning to the Construction Manager for review prior to the start of demolition.
        8. Contractor shall salvage and turnover equipment as noted in the construction This shall include, but not be limited to:
            - Controllers
            - Valves
            - Actuators
            - Damper Actuators
            - Thermostats
        9. Mechanical
            1. This Contractor is responsible for the complete mechanical scope of work on this VAVs will be provided by the Owner, for installation by this Bid Package.

2. This Contractor is responsible for all connections to existing ductwork.
3. Contractor shall coordinate installation of ceiling diffusers with Bid Package #1.
4. This contractor shall be responsible for all mechanical insulation including repair of insulation damaged during removals.
5. This contractor shall be responsible for all testing and balancing.
6. In all systems that require filters, this contractor shall provide and install new filters at substantial completion.
7. The Mechanical Contractor shall provide all integral disconnects/starters for Mechanical Equipment. Bid Package #02 shall wire all integral disconnects/starters for mechanical equipment.
8. Bid Package #02 shall provide and install all non-integral disconnects for mechanical equipment.

10. Plumbing

    1. This Contractor is responsible for the complete plumbing scope of work on this
    2. This contractor shall be responsible for all plumbing insulation including repair of insulation damaged during removals.
    3. All pipes shall be clearly labeled to identify their use.

11. HVAC Controls

    1. This bid package will be responsible for the entirety of the HVAC controls and for the building automation system connection and programing for lighting controls. It will be this contractor's responsibility to coordinate with Siemens, the State of Iowa's building automation systems contractor, and the Bid Package #02 scope prior to bid to confirm scope. The State's contact at Siemens for this project is Brandon Wagoner, (515) 414-5810 wagoner@siemens.com

1. **Bid Package #04** – Flooring: Trade Contractor shall include all of the following, but not limited to, as part of the contract:

    1. **General**

        1. Contractor is responsible for complete flooring scope including, but not limited to, carpet, vinyl base and transitions.
        2. Contractor is responsible to patch and level all existing subfloor as needed to achieve required tolerances for new flooring material.
        3. This contractor shall be responsible for subfloor testing requirements to ensure existing conditions meet manufacturer recommendations. Report results and deficiencies to the construction manager and designer before proceeding with work.
        4. This contractor shall install steel plates over abandoned electrical and low voltage floor Steel plates to be provided by the owner.

    2. Tile

        1. Contractor shall provide and install the complete floor laminate scope of work, including floor preparation.

1. **Work Performed by Owner:** The state of Iowa will perform the following work items:

    1. Remove old furniture
    2. AV equipment install
    3. Low voltage connections, testing, and terminations

1. **Owner Furnished Products:** The State of Iowa will provide the following materials for installation by the contractor:

    1. VAVs
    2. Clerestory and Door Frames.
    3. New furniture
    4. Audio and visual equipment

Official Documented Meeting Minutes
Add camera removal to **Bid Package #02** – Electrical and Low Voltage.

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open

Description

- Contract(s) Issued: Week of September 23rd, 2024
- Submittals: Week of September 23rd, 2024
- Construction: Mobilization on October4 2nd, 2024
- Closeout: By January 9th, 2024

A pull-plan session will be held with the successful bid package contractors to finalize the construction schedule.

State Holidays: New Year's Day, Martin Luther King Day, Memorial Day, 4th of July, Labor Day, Veterans Day, Thanksgiving and day after Thanksgiving, Christmas Day

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	1	Site Rules				Open

Description

- Onsite supervision by Prime Contractor is required at all times when work by that contractor or their subcontractors/suppliers is taking place.
- Contractors shall provide daily logs for each day they are on site.
- Construction progress meeting will be established once construction starts.
- It is of the utmost importance to show respect and courtesy to all staff at all times.
- Clean all debris, materials, and bring all finishes back to existing conditions in the area they were working in prior to moving to the next area.
- No smoking, vaping or smokeless tobacco use onsite.
- ***Dumpster provided by Bid Package #01.***
- ***Background checks need to be completed by all contractors who will be working onsite.***
- **Work hours are from 8:00 AM to 5:00 PM, Monday through Friday unless arrangements are made in advance.**
- View Specification 01 1200 - Contract Summary for more information.

RFB Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Bid Submission				Open

Description

- Bids are due **September 17th, 2024, at 2:00pm**
- The Bid shall be submitted to the Issuing Officer through the IMPACS Electronic Procurement System.
    - Link and information is in the project manual
    - Contractors will need to register prior to bidding
    - Bidders will need to register regardless of whether it has already done business with the State of Iowa.
    - Bidders should complete the registration process and ensure the ability to log in as soon as possible to ensure Bids can be submitted on the due date.
    - Please make sure the electronic documents submitted contain any required signatures. Digital signatures will be accepted.
- Bid Opening will be held via conference call on **September 17th, 2024, at 3:00pm**
- Contractor shall reference section 00 0116 for the bid submittal checklist

- Bid Proposal Information
- Non-Discrimination Clause Information
- Contractor Targeted Small Business Enterprise Pre-Bid Contract Information
- Bid Security – 5% of total Bid amount

- Apparent low bidder will be required to submit subcontractor/supplier list 48hrs after the bid opening

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Bid Schedule				Open

Description

- Questions/Substitutions Due in Writing to Construction.Procurement@iowa.gov: **By September 10th, 2024 at 4:00pm**
- Addendum Issued:
- Bids Due: **September 17th, 2024, at 2:00pm**
- Tentative NOI Issued: **September 18th or 19th**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Administrative Details				Open

Description

- Contractors will sign a modified ConsensusDocs 802. Example in the project manual.
- Project-specific Certificate of Insurance must be provided prior to contract execution. Follow example in the project manual and limits in the 802.
- Project-specific P&P bonds must be provided prior to contract execution.
- Successful contractor must turn in their list of subcontractors and suppliers within 48 hours of the bid.
- DAS will provide tax exempt certificates upon request.
- Procore will be used for all project management, at no cost to the trade contractor.
  - Submittals, Invoicing, RFIs, ASIs, PRs, RFQs
  - Contracts, Change Orders and Certificates of Substantial and Final Completion will also use Docusign
- Contractor Schedule of Values shall be broken out as specified in the project manual.
  - SOV must contain a closeout line item for at least 1% of the total contract value.
  - This line item can only be invoiced once the certificate of final completion has been signed by all parties.

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open

Description
Will walk the project after Prebid meeting. Reach out to Jarrad Boever if another site visit is requested.

Questions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Questions				Open

Description
Submit all questions in writing to construction.procurement@iowa.gov.

Official Documented Meeting Minutes
Q1. Are fire sprinklers included in the mechanical scope?

	A1. Yes, all of the plumbing will be included in (Bid Package #03 – Mechanical and Plumbing) to included fire sprinkler modifications. Q2. Is it known where all of the hydronic zoning valves are? A2. No, but team will talk with the engineer to get some additional information. Q3. Is commissioning included in the project? A3. No, Commissioning will not be included in this scope.

SECTION 00 3126

EXISTING HAZARDOUS MATERIAL INFORMATION

PART 1 - GENERAL

1.01 EXISTING HAZARDOUS MATERIAL INFORMATION

A. This Document with its referenced attachments is part of the Procurement and Contracting Requirements for Project. They provide Owner's information for Bidders' convenience and are intended to supplement rather than serve in lieu of Bidders' own investigations. They are made available for Bidders' convenience and information but are not a warranty of existing conditions.

B. The existing hazardous materials survey reports related to this Project, were prepared by:

1. Atlas Technical Consultants 4503 E 50th Street, Suite 800 Des Moines, IA
   Report Date: September 5, 2024, Atlas Project ID: 204BS07579

PART 2 - PRODUCTS – NOT USED

PART 3 - EXECUTION – NOT USED

END OF SECTION

HAZARDOUS BUILDING MATERIALS SURVEY REPORT

PREPARED FOR:

DCI Group
220 SE 6th Street, Suite 200
Des Moines, IA 50309

PROJECT LOCATION:

DAS Hoover 3rd Floor Renovation Project #9186
1305 East Walnut Street
Des Moines, Iowa

Project Date: August 23, 2024

Report Date: September 5, 2024

Atlas Project ID: 204BS07579

PREPARED BY:

Atlas Technical Consultants
4503 E 50th Street, Suite 800
Des Moines, IA

September 5, 2024

Mr. Jarrad Boever
DCI Group
220 SE 6th Street, Suite 200
Des Moines, IA 50309

Re: Hazardous Building Materials Survey Report
DAS Hoover 3rd Floor Renovation Project #9186
1305 East Walnut Street
Des Moines, Iowa
Atlas Project Number: 204BS07579

Atlas is pleased to submit the attached Hazardous Building Materials Survey Report for the above-referenced site. This report includes procedures, methodologies and analytical laboratory results.

Atlas appreciates the opportunity to perform these services for the IDAS and DCI Group, and we look forward to working with you in the future. If you need any assistance with the implementation of the recommendations contained in this report, please feel free to give us a call at (515) 981-4528 and we will respond promptly to your needs.

Sincerely,

ATLAS TECHNICAL CONSULTANTS, LLC

Eric Brown
Iowa Inspector

Steve Hudson, MS, CIH
Senior Project Manager
(402) 670-3842

T A B L E O F C O N T E N T S

ATLAS

H A Z A R D O U S B U I L D I N G M A T E R I A L S S U R V E Y R E P O R T

DAS Hoover 3rd Floor Renovation Project #9186
1305 East Walnut Street
Des Moines, Iowa
Atlas Project Number: 204BS07579

1.0 SCOPE OF SERVICES

The purpose of this project was to perform a survey for hazardous building materials that may be impacted by the planned 3rd Floor Renovation Project at the above-referenced property.

Atlas conducted a representative hazardous materials survey in accordance with the referenced agreement and as outlined below:

1. Review any existing hazardous building material survey reports relating to the site, if available.
2. Identify suspect asbestos-containing materials (ACM), surface coatings potentially containing lead paint, and hazardous building materials within the planned renovation work areas.
3. Collect and analyze bulk samples of suspect asbestos containing materials and collect paint chip samples from representative surface coatings potentially containing lead-based or lead-containing paint.
4. Provide laboratory analysis of collected samples.
5. Provide a report of findings with copies and interpretation of analytical results and identifying the locations of asbestos-containing materials, lead paint, and hazardous building materials.

2.0 GENERAL SITE CONDITIONS

The survey was conducted at the Hoover Building located at 1305 East Walnut Street in Des Moines, Iowa. The survey area was limited to the surfaces / areas to be disturbed as part of the Hoover 3rd Floor DAS Renovations Project #9186.

3.0 ASBESTOS SURVEY

On August 23, 2024, the surfaces / areas to be disturbed by planned renovation work activities were inspected for ACMs by inspector Eric Brown of Atlas. Mr. Brown has completed the requisite training for asbestos accreditation as inspectors at a state approved training provider under TSCA Title II. Mr. Brown's State of Iowa Inspector number is 24-11418.

The planned renovation work areas were visually inspected for the presence of suspect asbestos-containing materials (ACM). Materials that were hidden, not accessible, or when sampled would damage the integrity of the structure, were not sampled as part of this survey. Materials visibly identified as non-asbestos (fibrous glass, foam rubber, wood, etc.) were not sampled. The asbestos survey consisted of three basic steps: **1)** a visual inspection of the proposed work areas; **2)** a determination of homogeneous areas with suspect surfacing, thermal system insulation, and miscellaneous materials; and **3)** sampling accessible, friable and non-friable, suspect materials.

3.1 Regulation Review

The United States Environmental Protection Agency (USEPA) defines an asbestos-containing material (ACM) as a material with an asbestos content greater than 1%. The following definitions are taken from Section 61.141 of Subpart M, Part 61 of Title 40: Protection of Environment of the Code of Federal Regulations (CFR).

- "Category I non-friable asbestos-containing material (ACM)" is defined as asbestos-containing packings, gaskets, resilient floor covering, and asphalt roofing products containing more than 1% asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763, section 1, Polarized Light Microscopy (PLM).

- "Category II non-friable ACM" is defined as any material, excluding Category I non-friable ACM, containing more than 1% asbestos as determined using the methods specified in appendix E, subpart E, 40 CFR part 763, section 1, PLM that, when dry, ***cannot*** be crumbled, pulverized, or reduced to powder by hand pressure.

- "Friable asbestos material" is defined as any material containing more than 1% asbestos as determined using the methods specified in appendix E, subpart E, 40 CFR part 763, section 1, PLM that when dry, ***can*** be crumbled, pulverized, or reduced to powder by hand pressure. If the asbestos content is less than 10% as determined by a method other than point counting by PLM, verify the asbestos content by point counting using PLM.

3.2 Homogeneous Areas

Prior to sampling, homogeneous areas were identified in order to facilitate a sampling strategy. A homogeneous sampling area can be described as one or more areas with suspect material similar in appearance and texture that have the same installation date and function. The actual number of samples collected from each homogeneous sampling area may vary, dependent upon material type and the professional judgment of the inspector.

3.3 Sampling Strategy

The sampling strategy incorporated asbestos hazard emergency response act (AHERA) requirements, quantities of suspect material, and the inspector's judgment to aid in the identification of suspect asbestos-containing materials. If the analytical results indicated that all the samples collected per homogeneous area did not contain asbestos, then the homogeneous area (material) was considered non-asbestos-containing. However, if the analytical results of one or more of the samples collected per homogeneous area indicated that asbestos was present in quantities greater than one percent asbestos (as defined by the USEPA), all of the homogeneous area (material) was treated as an asbestos-containing material regardless of any other analytical results. Materials which were visually determined to be non-asbestos (i.e. fibrous glass, foam rubber, etc.) by the accredited inspector were not required to be sampled. Actual collection of a bulk asbestos sample involves physically removing approximately one square inch (1 in^2) of material and placing it in an airtight sample container. Sample containers were marked with a unique identification number, which was documented in the field notes.

3.4 Suspect Asbestos-Containing Materials

The following table contains a list of the twenty-six (26) suspect asbestos containing materials sampled:

TABLE 1: SUSPECT ASBESTOS CONTAINING MATERIALS

MATERIAL	LOCATION	SAMPLE NUMBER
Vinyl Flooring	3rd Floor	H-1
4" Cove Base and Mastic	3rd Floor	H-2, H-3
Drywall Mud	3rd Floor	H-4, H-7, H-10, H-11, H-13
Carpet Mastic (tan)	3rd Floor	H-5, H-18
Plaster	3rd Floor, E. Column	H-6, H-8, H-12
Drywall	3rd Floor	H-9
12" x 12" Vinyl Floor Tile (white) and Tan Mastic	3rd Floor	H-14, H-15
4" Cove Base (maroon) and Mastic	3rd Floor	H-16, H-17
CMU Mortar	3rd Floor	H-19
Wallpaper	3rd Floor	H-20

3.5 Laboratory Analytical Results

Bulk samples were submitted under chain of custody to EMSL Analytical, Inc. (EMSL) located at 200 Route 130 North in Cinnaminson, NJ. Polarized Light Microscope (PLM) analysis, utilizing dispersion staining techniques (ref.: EPA Method 600/M4-82-020), was performed to determine the asbestos content of the bulk samples collected at the site. This laboratory is currently a proficient participant in the American Industrial Hygiene Association (AIHA) Bulk Asbestos Proficiency Analytical Testing Program; a quality assurance program for polarized light microscopy analysis. Any material that contains greater than one percent asbestos is considered an ACM and must be handled according to Occupational Safety and Health Administration (OSHA), USEPA, and all applicable state and local regulations.

Analytical results and the chain of custody are provided in Appendix A.

3.6 Asbestos Summary

The following table is a summary of the suspect asbestos-containing materials that have been determined, through laboratory analysis, to contain asbestos:

TABLE 2: IDENTIFIED ASBESTOS-CONTAINING MATERIALS

MATERIAL	LOCATION	SAMPLE NUMBER	APPROX. QUANTITY	ASBESTOS CONTENT
No asbestos containing materials were identified in the suspect materials sampled.				

SQFT = Square Feet, LF = Linear Feet MF = Mechanical Fittings

4.0 LEAD PAINT SURVEY

On August 23, 2024, the areas / surfaces to be impacted were inspected for lead paint by Eric Brown of Atlas. The purpose of the survey was to identify locations and concentrations of lead in paints and coatings on interior building components that may be disturbed as part of planned renovation activities.

4.1 Inspection

The lead survey was performed in general accordance with the U.S. Housing and Urban Development Chapter 7 of the *Guidelines for the evaluation and Control of Lead-Based Paint Hazards in Housing* (1997 Revision). Survey criteria included the inspection and sampling of the representative painted surfaces on the interior of the building.

Regulatory limits from the Housing and Urban Development (HUD) and the USEPA

establishes that lead-based paint (LBP) by definition is paint that contains more than 0.5% of lead in paint. OSHA's "Lead in Construction Standard" (29 CFR 1926.1101) addresses any concentration of lead in paint ("lead-containing paint").

Prior to demolition or renovation activities, all contractors involved should be notified regarding the presence of painted components under the guidelines of the OSHA Lead in Construction standard 29 CFR 1926.62. Care should be exercised in acknowledging that the OSHA 29 CFR 1926.62 has no LBP threshold definition and is concerned with exposures generated by LBP disturbances, which may include materials containing less than 0.5% lead by weight. The OSHA regulations are based strictly on airborne lead concentrations; therefore, the measured lead concentration of the paint and the method of paint disturbance will both factor into the potential airborne hazard.

OSHA requires the contractor to inform its employees of potential lead hazards, based upon the work being performed. The purpose of OSHA's Lead Construction Standard is to reduce the exposure to lead for all construction workers. It is for this reason that Atlas recommends contractors be informed of the presence of lead. OSHA's standard includes an 8-hour time weighted average (TWA) of 50 micrograms of lead per cubic meter of air (mg/m^3) and an action level (regardless of respirator use) of 30 mg/m^3.

Prior to disposal of debris that contains materials that have been found to contain lead, conduct a Toxicity Characteristic Leaching Procedures (TCLP) on representative solid wastes. This will determine if the debris requires a hazardous waste disposal site. A TCLP was not collected as part of this current inspection.

4.2 Lead Paint Testing

Two-(2) surface coatings were tested to determine the concentration of lead. The sampling generally involved the collection of the paint on the surface down to the substrate over an area of approximately 2 to 3 square inches. A summary of the tested paints is provided in the table below. In order for a surface coating to be considered a lead-based paint, the paint must contain lead in concentrations greater than 0.5% by weight. A detectable concentration of lead in the surface coating below 0.5% by weight is considered a lead-containing paint. The full copy of the lead analytical results is included in Appendix B.

TABLE 3: LEAD PAINT SAMPLING SUMMARY

SAMPLE ID	SAMPLE LOCATION	REPRESETITIVE MATERIAL	PAINT COLOR	LEAD CONTENT %
PC-1	3rd Floor, E. Column	Drywall	Blue	<0.008
PC-2	3rd Floor, E. Room	Drywall	Off-white	<0.008

- Test results did not identified the presence of lead above the laboratory reporting limit in either of the submitted samples.

This evaluation report can help the Owner develop a plan for renovating the building by having concentrations of lead in the paint identified. It is our understanding that the information in this report will be provided to the contractors so that appropriate precautions can be made to minimize worker exposure to lead. If surface coatings with lead containing paint are handled improperly, exposure could occur to workers and future occupants of the facility.

5.0 HAZARDOUS MATERIALS ASSESSMENT

Atlas completed a visual inspection of rooms / areas throughout the intended work areas in an attempt to identify hazardous wastes or universal wastes that may be impacted by planned renovation activities. The survey included a visual inspection of: light fixtures and other equipment for the presence of Polychlorinated Biphenyls (PCBs); light bulbs, thermostats, switches, and other equipment for the presence of mercury; refrigerants, batteries, and devices with potential radioactive materials.

TABLE 4: HAZARDOUS BUILDING MATERIAL

CATEGORY	MATERIAL	ESTIMATED QUALNTITY
Poly-Chlorinated Biphenyl (PCBs)	Transformers	N/A
	Transistors	N/A
	Light Ballasts	N/A
Mercury	Thermostats	N/A
	Switches/Relays	N/A
	Fluorescent Light Tubes	1,360 bulbs
	High Intensity Discharge lights	N/A
	Thermometers/ Manometers	N/A
Batteries	Smoke Detectors	N/A
	Emergency Lighting Systems	N/A
	Exit Signs	6 (LED)
	Flashing Fire Alarms	N/A

TABLE 4: HAZARDOUS BUILDING MATERIAL		
CATEGORY	**MATERIAL**	**ESTIMATED QUALNTITY**
Chlorofluorocarbons (CFCs) or Hydro Chlorofluorocarbons (HCFCs)	Refrigerators/Freezers/Chillers	N/A
Low Level Radioactive Sources (LLR)	Smoke/Fire Alarms	31

Hazardous materials or universal wastes identified in Table 4 shall be removed as part of the renovation contractor's scope of work and disposed of according to USEPA Toxic Substances Control Act (TSCA) and the State of Iowa regulations.

6.0 CONCLUSIONS

The following conclusions and recommendations are summarized as follows:

- The survey was limited to areas / surfaces that would be disturbed as part of planned renovation activities.
- Asbestos was not identified in any of the suspect materials sampled.
- Lead paint was not identified in the suspect surface coatings sampled.

7.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions, and recommendations expressed in this report are based solely on conditions noted during the August 22, 2024, hazardous building materials survey. The survey was limited to accessible surfaces / areas that would be disturbed as part of the 3rd Floor DAS Hoover Renovations Project #9186.

Atlas did not perform destructive sampling -- it was not within Atlas's scope of work to remove surface materials to investigate portions of the structure or materials that may lay beneath the surface -- thus, any materials that could not be visually identified on the surface were not inspected and would not be noted in this report. Atlas's selection of sample locations and frequency of sampling was based on the inspector's assumption that like materials in the same area are homogeneous in content.

The report is designed to aid the building owner, architect, construction manager, general contractor, and potential abatement contractor in locating hazardous building materials.

Under no circumstances is the report to be utilized as a bidding document or as a project specification document since it does not have all the components required to serve as a Project Design document or an Abatement Work plan.

Our professional services have been performed, our findings obtained, and our conclusions and recommendations prepared in accordance with customary principles and practices in the fields of environmental science and engineering. This statement is in lieu of other statements either expressed or implied. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

This report is intended for the sole use of the DCI Group. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user.

APPENDIX A

ASBESTOS TEST RESULTS

EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042417830
Customer ID: ATC55
Customer PO:
Project ID:

Attention: Steve Hudson
Atlas Technical
11117 Mockingbird Drive
Omaha, NE 68137

Phone: (402) 697-9747
Fax: (402) 597-8532
Received Date: 08/26/2024 9:10 AM
Analysis Date: 08/27/2024
Collected Date: 08/23/2024

Project: 204BS07579 / Hoover - 3rd Floor

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
H-1 *042417830-0001*	3rd Floor - Vinyl Flooring	Tan Non-Fibrous Homogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
H-2 *042417830-0002*	3rd Floor - Blue 4" Cove Base	Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
H-3 *042417830-0003*	3rd Floor - Cove Base Mastic	Brown/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
H-4 *042417830-0004*	3rd Floor - Drywall Mud	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
H-5 *042417830-0005*	3rd Floor - Tan Carpet Mastic	Tan/Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
H-6 *042417830-0006*	3rd Floor - E. Column - Plaster	Gray/Blue Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
H-7 *042417830-0007*	3rd Floor - Drywall Mud	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
H-8 *042417830-0008*	3rd Floor - Plaster	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
H-9 *042417830-0009*	3rd Floor - Drywall	Tan/White Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
H-10 *042417830-0010*	3rd Floor - Drywall Mud	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
H-11 *042417830-0011*	3rd Floor - Drywall Mud	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
H-12 *042417830-0012*	3rd Floor - Plaster	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
H-13 *042417830-0013*	3rd Floor - Drywall Mud	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
H-14 *042417830-0014*	3rd Floor - White 12"x12" VFT	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
H-15 *042417830-0015*	3rd Floor - Tan VFT Mastic	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
H-16 *042417830-0016*	3rd Floor - Maroon 4" Cove Base	Purple Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 08/27/2024 11:40:58

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order:	042417830
Customer ID:	ATC55
Customer PO:	
Project ID:	

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
H-17 *042417830-0017*	3rd Floor - Cove Base Mastic	Brown/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
H-18 *042417830-0018*	3rd Floor - Tan Carpet Mastic	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
H-19 *042417830-0019*	3rd Floor - CMU Mortar	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
H-20 *042417830-0020*	3rd Floor - Wallpaper	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)
Megan Bosch (20)

Samantha Rundstrom, Laboratory Manager
or Other Approved Signatory

Initial report from: 08/27/2024 11:40:58

OrderID: 042417830

Asbestos Chain of Custody (Air, Bulk, Soil)

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

EMSL Order Number / Lab Use Only: 042417830

RECEIVED
EMSL CINNAMINSON NJ
2024 AUG 26 A 10:42

EMSL Analytical, Inc.
Cinnaminson, NJ 08077
PHONE: 1-800-220-3675
EMAIL: c@emsl.com

If Bill-To is the same as Report-To leave this section blank. Third-party billing requires written authorization.

Customer Information		Billing Information	
Customer ID:		Billing ID:	
Company Name:	Atlas Technical	Company Name:	Atlas Technical
Contact Name:		Billing Contact:	Steve Hudson
Street Address:	11117 Mockingbird Drive	Street Address:	11117 Mockingbird Drive
City, State, Zip:	Omaha NE 6813	City, State, Zip:	Omaha NE 68137
Country:	US	Country:	US
Phone:	402-697-9747	Phone:	402-697-9747
Email(s) for Report:	eric.l.brown@oneatlas.com	Email(s) for Invoice:	

Project Information

Project Name/No:	HOOVER 3rd FLOOR 204B5d579	Purchase Order:	
EMSL LIMS Project ID: (If applicable, EMSL will provide)		US State where samples collected:	IA
State of Connecticut (CT) must select project location:	☐ Commercial (Taxable) ☐ Residential (Non-Taxable)		
Sampled By Name:	ERIC BROWN	Sampled By Signature:	Eric Brown
No. of Samples in Shipment	20		

Turn-Around-Time (TAT)

☐ 3 Hour ☐ 4-4.5 Hour ☐ 6 Hour ☐ 24 Hour ☐ 32 Hour ☒ 48 Hour ☐ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week

TEM Air 3-6 Hour, please call ahead to schedule. 32 Hour TAT available for select tests only; samples must be submitted by 11:30 am.

Test Selection

PCM Air
- ☐ NIOSH 7400
- ☐ NIOSH 7400 w/ 8hr. TWA

PLM - Bulk (reporting limit)
- ☑ PLM EPA 600/R-93/116 (<1%)
- ☐ PLM EPA NOB (<1%)
- ☐ POINT COUNT
  - ☐ 400 (<0.25%) ☐ 1,000 (<0.1%)
- POINT COUNT w/ GRAVIMETRIC
  - ☐ 400 (<0.25%) ☐ 1,000 (<0.1%)
- ☐ NIOSH 9002 (<1%)
- ☐ NYS 198.1 (Friable - NY)
- ☐ NYS 198.6 NOB (Non-Friable - NY)
- ☐ NYS 198.8 (Vermiculite SM-V)

TEM - Air
- ☐ AHERA 40 CFR, Part 763
- ☐ NIOSH 7402
- ☐ EPA Level II
- ☐ ISO 10312*

TEM - Bulk
- ☐ TEM EPA NOB
- ☐ NYS NOB 198.4 (Non-Friable-NY)
- ☐ TEM EPA 600/R-93/116 w Milling Prep (0.1%)

Other Test (please specify)

TEM - Settled Dust
- ☐ Microvac - ASTM D5755
- ☐ Wipe - ASTM D6480
- ☐ Qualitative via Filtration Prep
- ☐ Qualitative via Drop Mount Prep

Soil - Rock - Vermiculite (reporting limit)*
- ☐ PLM EPA 600/R-93/116 with milling prep (<0.25%)
- ☐ PLM EPA 600/R-93/116 with milling prep (<0.1%)
- ☐ TEM EPA 600/R-93/116 with milling prep (<0.1%)
- ☐ TEM Qualitative via Filtration Prep
- ☐ TEM Qualitative via Drop Mount Prep

*Please call with your project-specific requirements.

☐ Positive Stop - Clearly Identified Homogeneous Areas (HA) | Filter Pore Size (Air Samples) ☐ 0.8um ☐ 0.45um

Sample Number	Sample Location / Description	Volume, Area or Homogeneous Area	Date / Time Sampled (Air Monitoring Only)
	See the other sheets		

Special Instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)

20pk

Method of Shipment:		Sample Condition Upon Receipt:	
Relinquished by: Eric Brown	Date/Time: 8/23/24 17:00	Received by: EMSLFX	Date/Time: 8/26/24 9:10
Relinquished by:	Date/Time:	Received by:	Date/Time

Controlled Document - COC-05 Asbestos R15 4/23/2021

☐ AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.

042417830

ASBESTOS BULK SAMPLE FORM

ATLAS
11117 Mockingbird Drive
Omaha, NE 68137
Phone (402) 697-9747
Fax (402) 597-8532

Project Information

Client:	Project Description: HOOVER 3rd FL	Project Manager: SH Inspector: EB
Date: 8/23/24	Site Location: DES MOINES	ATLAS PROJECT NUMBER: 204B507579

Sample #	Material Description	Floor	Sample Location	Quantity
H-1	VINYL FLOORING	3		
H-2	4" COVEBASE BLUE	3		
H-3	COVE BASE MASTIC	3		
H-4	DRYWALL MUD	3		
H-5	CARPET MASTIC TAN	3		
H-6	PLASTER	3	E. COLUMN	
H-7	DRYWALL MUD	3		
H-8	PLASTER	3		
H-9	DRYWALL	3		
H-10	DRYWALL MUD	3		
H-11	DRYWALL MUD	3		
H-12	PLASTER	3		
H-13	DRYWALL MUD	3		

042417830

ASBESTOS BULK SAMPLE FORM

ATLAS
11117 Mockingbird Drive
Omaha, NE 68137
Phone (402) 697-9747
Fax (402) 597-8532

Project Information

Client:	Project Description: HOOVER 3rd FLOOR	Project Manager: SH Inspector: EB
Date: 8/23/24	Site Location: DES MOINES	ATLAS PROJECT NUMBER: 2040507579

Sample #	Material Description	Floor	Sample Location	Quantity
H-14	12"x12" VFT WHITE	3		
H-15	VFT MASTIC TAN	3		
H-16	4" COVEBASE MAROON	3		
H-17	COVE BASE MASTIC	3		
H-18	CARPET MASTIC TAN	3		
H-19	CMU MORTAR	3		
H-20	WALL PAPER	3		

APPENDIX B

LEAD PAINT TEST RESULTS

EMSL Analytical, Inc.

200 Route 130, Cinnaminson, NJ, 08077
Telephone: 856-858-4800 Fax:856-786-5974
EMSL-CIN-01

EMSL Order ID: 012428168
LIMS Reference ID: AC28168
EMSL Customer ID: ATC55

Attention: Steve Hudson
Atlas Technical [ATC55]
11117 Mockingbird Drive
Omaha, NE 68137
(402) 697-9747
steve.hudson@oneatlas.com

Project Name: Hoover 3rd Floor 204BS07579
Customer PO:
EMSL Sales Rep: Anthony DeRosa
Received: 08/26/2024 10:10
Reported: 08/28/2024 09:13

Analytical Results

Analyte	Results	RL	Weight(g)	Prep Date & Tech	Prep Method	Analysis Date & Analyst	Analytical Method	Q	DF
Client Sample ID: PC-1/E. Column - Drywall - Blue									**Date Sampled: 08/23/24**
Matrix: Chips									**LIMS Reference ID: AC28168-01**
Lead	<0.008 % wt	0.008 % wt	0.2668	08/27/24 LP	SW-846 3050B	08/27/24 PMx	SW846-7000B		1
Sample Comments:									
Client Sample ID: PC-2/E. Room - Drywall - Off-White									**Date Sampled: 08/23/24**
Matrix: Chips									**LIMS Reference ID: AC28168-02**
Lead	<0.008 % wt	0.008 % wt	0.2568	08/27/24 LP	SW-846 3050B	08/27/24 PMx	SW846-7000B		1
Sample Comments:									

EMSL Analytical, Inc.

200 Route 130, Cinnaminson, NJ, 08077
Telephone: 856-858-4800 Fax:856-786-5974
EMSL-CIN-01

EMSL Order ID: 012428168
LIMS Reference ID: AC28168
EMSL Customer ID: ATC55

Attention: Steve Hudson
Atlas Technical [ATC55]
11117 Mockingbird Drive
Omaha, NE 68137
(402) 697-9747
steve.hudson@oneatlas.com

Project Name: Hoover 3rd Floor 204BS07579
Customer PO:
EMSL Sales Rep: Anthony DeRosa
Received: 08/26/2024 10:10
Reported: 08/28/2024 09:13

Certified Analyses included in this Report

Analyte	Certifications
SW846-7000B in Chips	
Lead	AIHA LAP

List of Certifications

Code	Description	Number	Expires
NJDEP	New Jersey Department of Environmental Protection	03036	06/30/2024
AIHA LAP	EMSL Analytical, Inc. Cinnaminson, NJ AIHA-LAP, LLC-ELLAP Accredited	100194	01/01/2025
NYSDOH	New York State Department of Health	10872	04/01/2025
California ELAP	California Water Boards	1877	06/30/2024
A2LA	A2LA Environmental Certificate	2845.01	07/31/2024
PADEP	Pennsylvania Department of Environmental Protection	68-00367	11/30/2024
MADEP	Massachusetts Department of Environmental Protection	M-NJ337	06/30/2024
CTDPH	Connecticut Department of Public Health	PH-0270	06/23/2024

Please see the specific Field of Testing (FOT) on www.emsl.com <http://www.emsl.com> for a complete listing of parameters for which EMSL is certified.

Notes and Definitions

Item	Definition
(Dig)	For metals analysis, sample was digested.
[2C]	Reported from the second channel in dual column analysis.
DF	Dilution Factor
MDL	Method Detection Limit.
ND	Analyte was NOT DETECTED at or above the detection limit.
NR	Spike/Surrogate showed no recovery.
Q	Qualifier
RL	Reporting Limit
	For paint chips, the RL is 0.008% by wt. (equiv. to 80 mg/kg, or ppm) based upon a minimum sample weight of 0.25 grams.
	For soils, the RL is 40 mg/kg (ppm) based upon a minimum sample weight of 0.5 grams.
	For dust wipes, the RL is 10 µg/wipe; reporting units of µg/sq. ft. are not validated by the lab based upon data provided by non-lab personnel.
Wet	Sample is not dry weight corrected.

Measurement of uncertainty and any applicable definitions of method modifications are available upon request. Per EPA NLLAP policy, sample results are not blank corrected.

EMSL Analytical, Inc.

200 Route 130, Cinnaminson, NJ, 08077
Telephone: 856-858-4800 Fax:856-786-5974
EMSL-CIN-01

EMSL Order ID: 012428168
LIMS Reference ID: AC28168
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Attention: Steve Hudson
Atlas Technical [ATC55]
11117 Mockingbird Drive
Omaha, NE 68137
(402) 697-9747
steve.hudson@oneatlas.com

Project Name: Hoover 3rd Floor 204BS07579

Customer PO:
EMSL Sales Rep: Anthony DeRosa
Received: 08/26/2024 10:10
Reported: 08/28/2024 09:13

Owen McKenna Laboratory Manager or other approved signatory

Analysis following EMSL SOP for the Determination of Environmental Lead by FLAA. The laboratory has a reporting limit of 0.008% by wt., based upon a minimum sample weight of 0.25g submitted to the lab, and is not responsible for any result or reporting limit provided in mg/cm2 since it is dependent upon an area value provided by non-lab personnel. A "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty and definitions of modifications are available upon request. Results in this report are not blank corrected unless specified.

EMSL ANALYTICAL, INC.
TESTING LABS • PRODUCTS • TRAINING

Lead Chain of Custody

EMSL Order Number / Lab Use Only: AC28168

RECEIVED EMSL CINNAMINSON, N.J. 2024 AUG 26 A 10:12

EMSL Analytical, Inc.
200 Route 130 North
Cinnaminson, NJ 08077
PHONE: (800) 220-3675
EMAIL: CinnaminsonLeadLab@emsl.com

Customer Information		Billing Information	
Customer ID:		Billing ID:	
Company Name:	Atlas Technical	Company Name:	Atlas Technical
Contact Name:	Steve Hudson	Billing Contact:	Steve Hudson
Street Address:	11117 Mockingbird Drive	Street Address:	11117 Mockingbird Drive
City, State, Zip:	Omaha, NE, 68137	Country: USA	Omaha, NE, 68137 Country: USA
Phone:	402-697-9747	Phone:	402-697-9747
Email(s) for Report:	steve.hudson@oneatlas.com	Email(s) for Invoice:	

Project Information

Project Name/No:	HOOVER 3rd FLOOR 2043507579	Purchase Order:	
EMSL LIMS Project ID: (If applicable, EMSL will provide)		US State where samples collected:	IA
State of Connecticut (CT) must select project location:	☐ Commercial (Taxable) ☐ Residential (Non-Taxable)		
Sampled By Name:	ERIC BROWN	Sampled By Signature:	Eric Brown
No. of Samples in Shipment	2		

Turn-Around-Time (TAT)

☐ 3 Hour ☐ 6 Hour ☐ 24 Hour ☐ 32 Hour ☒ 48 Hour ☐ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week

Please call ahead for large projects and/or turnaround times 6 Hours or Less. *32 Hour TAT available for select tests only; samples must be submitted by 11:30am.

MATRIX	METHOD	INSTRUMENT	REPORTING LIMIT	SELECTION
CHIPS ☒ % by wt. ☐ ppm (mg/kg) ☐ mg/cm² *Reporting Limit based on a minimum 0.25g sample weight. **Not appropriate for Ceramic Tiles - XRF is recommended	SW 846-7000B	Flame Atomic Absorption	0.008% (80ppm)	☒
	SW 846-6010D*	ICP-OES	0.0004% (4ppm)	☐
AIR	NIOSH 7082	Flame Atomic Absorption	4µg/filter	☐
	NIOSH 7303M	ICP-OES	1.0µg/filter	☐
	NIOSH 7303M	ICP-MS	0.05µg/filter	☐
WIPE ☐ ASTM ☐ NON-ASTM *If no box is checked, non-ASTM Wipe is assumed	SW 846-7000B	Flame Atomic Absorption	10µg/wipe	☐
	SW 846-6010D*	ICP-OES	1.0µg/wipe	☐
TCLP	SW 846-1311 / 7000B / SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	SW 846-1311 / SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)	☐
SPLP	SW 846-1312 / 7000B / SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	SW 846-1312 / SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)	☐
TTLC	22 CCR App. II, 7000B	Flame Atomic Absorption	40mg/kg (ppm)	☐
	22 CCR App. II, SW 846-6010D*	ICP-OES	2mg/kg (ppm)	☐
STLC	22 CCR App. II, 7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	22 CCR App. II, SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)	☐
Soil	SW 846-7000B	Flame Atomic Absorption	40mg/kg (ppm)	☐
	SW 846-6010D*	ICP-OES	2mg/kg (ppm)	☐
Wastewater	SM 3111B / SW 846-7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
Unpreserved ☐ / Preserved with HNO3 ☐ PH<2	EPA 200.7	ICP-OES	0.020 mg/L (ppm)	☐
Drinking Water	EPA 200.5	ICP-OES	0.003 mg/L (ppm)	☐
Unpreserved ☐ / Preserved with HNO3 ☐ PH<2	EPA 200.8	ICP-MS	0.001 mg/L (ppm)	☐
TSP/SPM Filter	40 CFR Part 50	ICP-OES	12 µg/filter	☐
Other:				☐

Sample Number	Sample Location	Volume / Area	Date / Time Sampled
	SEE OTHER SHEET		

Method of Shipment:		Sample Condition Upon Receipt:	
Relinquished by: Eric Brown	Date/Time: 8/23/24 17:00	Received by: RJA EFX	Date/Time 8/26/24 10:10AM
Relinquished by:	Date/Time:	Received by:	Date/Time

Controlled Document - COC-25 Lead R18 04/04/2024

*6010C Available Upon Request

☐ AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

2 of

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.

AC28168

PAINT CHIP SAMPLE LOG SHEET

Page 1 of 1

ATLAS
11117 Mockingbird Drive
Omaha, NE 68137
Phone (402) 697-9747

Project Information

Client:	Project Description: HOOVER 3rd FLOOR	Project Manager: SH Inspector: EB
Date: 8/23/24	Site Location: DES MOINES	ATLAS PROJECT NUMBER: 204BS075 79

Sample #	Paint Color	Substrate	Sample Location	Quantity
PC-1	BLUE	DRYWALL	E. COLUMN	
PC-2	OFFWHITE	DRYWALL	E. ROOM	

EMSL ANALYTICAL, INC.
TESTING LABS • PRODUCTS • TRAINING

Lead Chain of Custody

EMSL Order Number / Lab Use Only

AC28168

RECEIVED EMSL CINNAMINSON, N.J. 2024 AUG 26 A 10:12

EMSL Analytical, Inc.
200 Route 130 North
Cinnaminson, NJ 08077
PHONE: (800) 220-3675
EMAIL: CinnaminsonLeadLab@emsl.com

Customer Information		Billing Information	
Customer ID:		Billing ID:	
Company Name:	Atlas Technical	Company Name:	Atlas Technical
Contact Name:	Steve Hudson	Billing Contact:	Steve Hudson
Street Address:	11117 Mockingbird Drive	Street Address:	11117 Mockingbird Drive
City, State, Zip:	Omaha, NE, 68137	City, State, Zip:	Omaha, NE, 68137
Country:	USA	Country:	USA
Phone:	402-697-9747	Phone:	402-697-9747
Email(s) for Report:	steve.hudson@oneatlas.com	Email(s) for Invoice:	

Project Information

Project Name/No: HOOVER 3rd FLOOR 204BS07579

Purchase Order:

EMSL LIMS Project ID: (If applicable, EMSL will provide)

US State where samples collected: IA

State of Connecticut (CT) must select project location: ☐ Commercial (Taxable) ☐ Residential (Non-Taxable)

Sampled By Name: ERIC BROWN

Sampled By Signature: Eric Brown

No. of Samples in Shipment: 2

Turn-Around-Time (TAT)

☐ 3 Hour ☐ 6 Hour ☐ 24 Hour ☐ 32 Hour ☒ 48 Hour ☐ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week

Please call ahead for large projects and/or turnaround times 6 Hours or Less. *32 Hour TAT available for select tests only; samples must be submitted by 11:30am.

MATRIX	METHOD	INSTRUMENT	REPORTING LIMIT	SELECTION
CHIPS ☒ % by wt. ☐ ppm (mg/kg) ☐ mg/cm² *Reporting Limit based on a minimum 0.25g sample weight. **Not appropriate for Ceramic Tiles - XRF is recommended	SW 846-7000B	Flame Atomic Absorption	0.008% (80ppm)	☒
	SW 846-6010D*	ICP-OES	0.0004% (4ppm)	☐
AIR	NIOSH 7082	Flame Atomic Absorption	4µg/filter	☐
	NIOSH 7303M	ICP-OES	1.0µg/filter	☐
	NIOSH 7303M	ICP-MS	0.05µg/filter	☐
WIPE ☐ ASTM ☐ NON-ASTM *If no box is checked, non-ASTM Wipe is assumed	SW 846-7000B	Flame Atomic Absorption	10µg/wipe	☐
	SW 846-6010D*	ICP-OES	1.0µg/wipe	☐
TCLP	SW 846-1311 / 7000B / SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	SW 846-1311 / SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)	☐
SPLP	SW 846-1312 / 7000B / SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	SW 846-1312 / SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)	☐
TTLC	22 CCR App. II, 7000B	Flame Atomic Absorption	40mg/kg (ppm)	☐
	22 CCR App. II, SW 846-6010D*	ICP-OES	2mg/kg (ppm)	☐
STLC	22 CCR App. II, 7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	22 CCR App. II, SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)	☐
Soil	SW 846-7000B	Flame Atomic Absorption	40mg/kg (ppm)	☐
	SW 846-6010D*	ICP-OES	2mg/kg (ppm)	☐
Wastewater	SM 3111B / SW 846-7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
Unpreserved ☐ Preserved with HNO3 ☐ PH<2	EPA 200.7	ICP-OES	0.020 mg/L (ppm)	☐
Drinking Water	EPA 200.5	ICP-OES	0.003 mg/L (ppm)	☐
Unpreserved ☐ Preserved with HNO3 ☐ PH<2	EPA 200.8	ICP-MS	0.001 mg/L (ppm)	☐
TSP/SPM Filter	40 CFR Part 50	ICP-OES	12 µg/filter	☐
Other:				☐

Sample Number	Sample Location	Volume / Area	Date / Time Sampled
	SEE OTHER SHEET		

Method of Shipment:		Sample Condition Upon Receipt:	
Relinquished by: Eric Brown	Date/Time: 8/23/24 17:00	Received by: RJA EFX	Date/Time: 8/26/24 10:10AM
Relinquished by:	Date/Time:	Received by:	Date/Time

Controlled Document - COC-25 Lead R18 04/04/2024

*6010C Available Upon Request

☐ AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

2 of

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.

AC28168

PAINT CHIP SAMPLE LOG SHEET

ATLAS
11117 Mockingbird Drive
Omaha, NE 68137
Phone (402) 697-9747

Project Information

Client:	Project Description: HOOVER 3rd FLOOR	Project Manager: SH Inspector: EB
Date: 8/23/24	Site Location: DES MOINES	ATLAS PROJECT NUMBER: 204BS075 79

Sample #	Paint Color	Substrate	Sample Location	Quantity
PC-1	BLUE	DRYWALL	E. COLUMN	
PC-2	OFF WHITE	DRYWALL	E. ROOM	

APPENDIX C

STAFF CERTIFICATIONS

Midwest Training Institute

"A Higher Standard of Training"

An ATC Company

This is to **certifies that**

Eric Brown

has completed the requisite training for asbestos accreditation under TSCA Title II, 15 U.S.C. 2646 and the State of Nebraska Asbestos Regulations and passed the associated examination with a score of 70% or better.

EPA AHERA/Nebraska Asbestos Inspector Refresher Course

Midwest Training Institute, Inc.
11117 Mockingbird Drive
Omaha, NE 68137
(402) 697-9747
www.atctraining-midwest.com

Course Location:
Des Moines, IA

Todd Brown

Instructor

Course Date: 02/09/2024
Examination Date: 02/09/2024
Expiration Date: 02/09/2025
Certificate # MTITB 110247 IR
Course Length- 4 Hours

ERIC BROWN

DOB: 05-07-1970

Issued: 02-27-2024

This person is licensed to perform asbestos work in the State of Iowa. ID card is intended for official use only and must be present on jobsite.

License Type	Number	Expires
INSPECTOR	24-11418	02-09-2025

IOWA

Asbestos

Larry Johnson, Jr.
Labor Commissioner

APPENDIX D

SAMPLE LOCATION SKETCH

DEMO NOTES

KEY PLAN
1" = 100'-0"

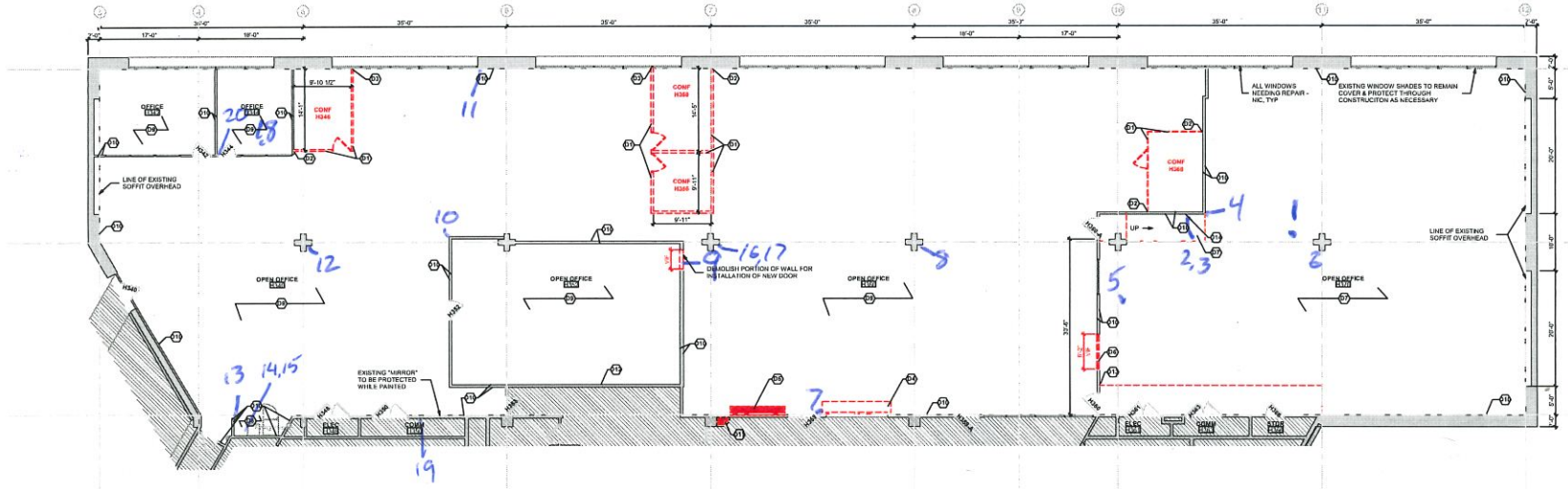
D1 FURNITURE VENDOR TO DEMOLISH WALL PRIOR TO START OF PROJECT. CONTRACTOR TO PATCH & REPAIR EXISTING WALLS & CEILING W/ ATTIC STOCK.
D2 FURNITURE VENDOR TO DEMOLISH WALL PRIOR TO START OF PROJECT. CONTRACTOR TO PATCH & REPAIR EXISTING WALL.
D3 FURNITURE VENDOR TO DEMOLISH WALL PRIOR TO START OF PROJECT. CONTRACTOR TO PATCH & REPAIR EXISTING WINDOW / MULLION.
D4 DEMOLISH EXISTING OVERHEAD COILING DOOR. PATCH / FILL & FINISH WALL (MATCH ADJACENT).
D5 DEMOLISH EXISTING MANLBOXES. PATCH / FILL & FINISH WALL (MATCH ADJACENT).
D6 DEMOLISH EXISTING WINDOW. PATCH / FILL @ FINISH WALL (MATCH ADJACENT).
D7 DEMOLISH RAISED FLOOR & EXISTING RAMP IN OPEN OFFICE H370.
D8 DEMOLISH EXISTING LAMINATE FLOORING. INSTALL NEW LAMINATE TILE.
D9 REMOVE EXISTING CARPET. INSTALL NEW CARPET.
D10 REMOVE EXISTING WALL BASE.
D11 DEMOLISH EXISTING WOOD SHELF IN CORRIDOR H358.
D12 DEMOLISH EXISTING CHAIR RAIL.
D13 CONTRACTOR TO REMOVE EXISTING UNDERFLOOR SMOKE DETECTOR PANEL. PATCH & REPAIR EXISTING WALL.
D14 CONTRACTOR TO REMOVE EXISTING DEVICE. PATCH & REPAIR EXISTING WALL.

GENERAL DEMOLITION NOTES

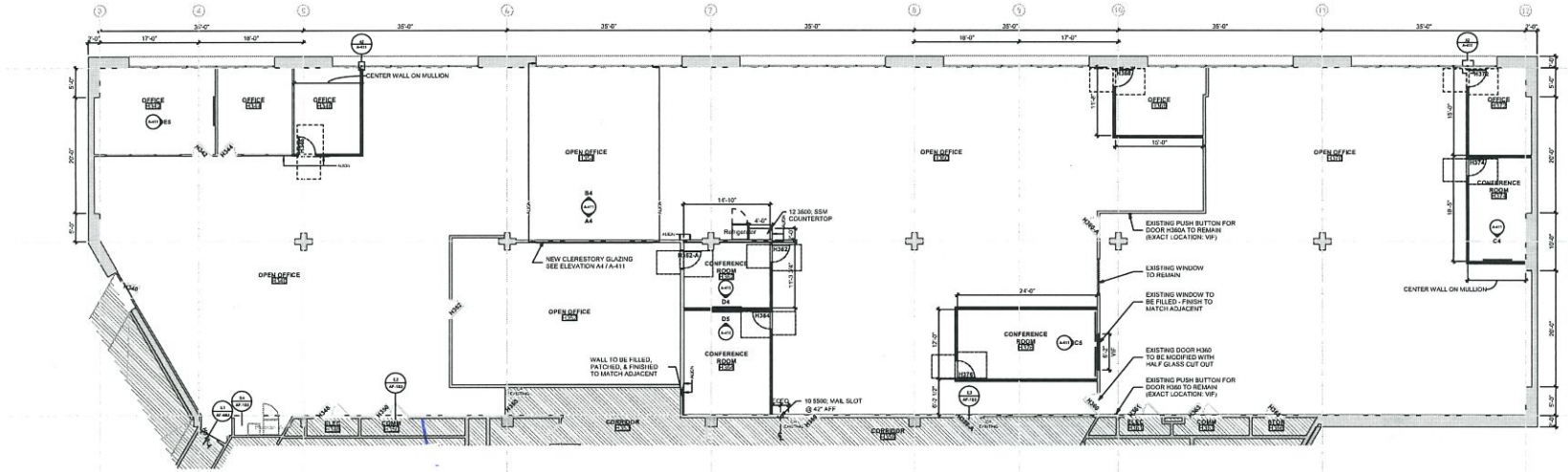
1. REMOVE ALL MEPT SYSTEM COMPONENTS WITHIN AREAS OF THE WORK OF THIS CONTRACT THAT ARE NOTED AS ABANDONED OR TO BE ABANDONED BY THE WORK OF THIS CONTRACT.
2. REFER TO THE UNDERSLAB MEP PIPING PLANS FOR ADDITIONAL AREAS OF SAWCUTTING CONCRETE FLOORS FOR UNDERSLAB PIPING AND CONDUIT NOT SHOWN ON THE ARCHITECTURAL PLANS.
3. REFER TO MECHANICAL PLANS FOR LOCATIONS OF ADDITIONAL OPENINGS TO BE CUT IN EXISTING WALLS FOR NEW DUCTWORK AND PIPING.
4. ALL EXISTING WALL SIGNAGE ARE TO BE PROTECTED WHILE PAINTING AND REINSTALLED IN ITS ORIGINAL LOCATION UNLESS NOTED OTHERWISE.
5. ALL EXISTING DOOR HARDWARE (CLOSERS, REQUIREST TO EXIT DEVICES, CARD READERS, ETC.) ARE TO BE PROTECTED WHILE PAINTING DOORS & FRAMES.
6. ALL EXISTING STONE BASE TO BE PROTECTED / SALVAGED.
7. REFER TO MEP DRAWINGS FOR ADDITIONAL DEMOLITION OF DEVICE(S).

GENERAL FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE TO FINISH FACE, UNLESS OTHERWISE NOTED.
2. WALLS TO BE TYPE 1.4.3, UNLESS OTHERWISE NOTED.
3. REPAIR AND PATCH CONCRETE FLOOR WHERE DAMAGED OR UNFINISHED RESULTING FROM DEMOLITION WORK.
4. WHEREVER DEMOLITION OF WALLS, CEILINGS, FLOORS, CASEWORK, OR OTHER ITEMS RESULTS IN EXPOSED, UNFINISHED EDGES, PLANES, OR FACES OF ADJOINING WALLS, CEILINGS, FLOORS, ETC., THESE UNFINISHED ELEMENTS SHALL BE REPAIRED, PATCHED AND FINISHED WITH LIKE-COMPATIBLE MATERIALS AS REQUIRED TO MATCH ADJACENT SURFACE, UNLESS OTHERWISE NOTED IN THE DOCUMENTS.
5. WHERE REMOVAL OF ITEMS REQUIRED BY THIS CONTRACT, INCLUDING PLUMBING, MECHANICAL, ELECTRICAL, AND TELECOM ITEMS, LEAVES HOLES IN THE EXISTING WALLS, FLOORING, FLOOR SLAB, CEILINGS, AND/OR ROOF DECK, CONTRACTOR SHALL PATCH ALL HOLES LEFT FROM REMOVAL OF THESE ITEMS TO MATCH ADJACENT ASSEMBLY AND SURFACE PRIOR TO REFINISHING.
6. REFER TO THE UNDERSLAB MEP PIPING PLANS FOR ADDITIONAL AREAS OF PATCHING CONCRETE FLOORS FOR UNDERSLAB PIPING NOT SHOWN ON THE ARCHITECTURAL PLANS.
7. ALL WALL MOUNTED FIRE EXTINGUISHERS AND BRACKETS TO BE PROTECTED / REINSTALLED AFTER PAINTING OF WALL SURFACE.



C1 THIRD LEVEL DEMOLITION PLAN
1/8" = 1'-0"



A1 THIRD LEVEL FLOOR PLAN
1/8" = 1'-0"

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PROJECT NAME
DAS-HOOVER
THIRD FLOOR DAS
RENOVATIONS
DAS #: 9186.04

OWNER
STATE OF IOWA
RFB No.
DAS No. 9186.04

PROJECT NO. 24.048

ISSUE

DATE	DESCRIPTION
07/17/2024	90% CONSTRUCTION DOCUMENTS

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NAME
THIRD LEVEL
FLOOR PLANS

SHEET NUMBER
A-103

END OF ADDENDUM #1